

Just Big Enough--Green Housing for ALL

Architectural Design Competition

Invitation for Designs

Sponsored by the City of Northampton | Co-sponsored AIA Western Massachusetts
Supported by Boston Society of Architects Foundation and PV Habitat for Humanity



**AIA Western
Massachusetts**

BSA FOUNDATION



- Objective:** Demonstrate potential for small, green, and affordable housing units
- Eligibility:** Teams must include one registered architect. Other disciplines encouraged.
- Required materials:**
1. Two 24" by 36" landscape formatted boards mounted on foam core.
 2. A PDF file of the boards
 3. A \$100 entry fee for any entry (multiple entries are welcome)
 4. OPTIONAL: Any relevant supporting materials and/or physical models
- Program specifics:** Three Net Energy Zero affordable small single family homes (see next page)
- Prizes:** First place: \$1,500; Second place: \$1,000.
Third place, honorable mention, and people choice honors
- Commission:** Assuming we receive at least ten entries, **we will offer one of the architects entering the competition a \$45,000 commission** to design all three homes and provide key construction point inspections. The timing of this commission will depend on when the three homes are developed, when the city sells one of the remaining market rate lots, and successful contract negotiation.
- Schedule:** Proposals due: Monday January 22, 2018.
All designs will be exhibited Feb. 6-10 at APE Gallery, Main St, Northampton.
Reception and prizes announced at APE Friday Feb. 9th at 6:00 PM.
- Rights:** All materials submitted may be reproduced on the internet and distributed to the media.

Creative rights remain the property of the submitter.
- Evaluations:** We will use an outside independent jury for all awards except the people's choice
The winning proposal will be 1) context-aware, 2) demonstrate high-quality sustainable design and 3) emphasize affordability.
- Questions:** Wayne Feiden, FAICP, City of Northampton, Planning & Sustainability
wfeiden@northamptonma.gov, 210 Main St, Northampton, MA 01060

Context of Burt's Pit Road/Burt's Bog Limited Development Project

The design competition is part of a city-sponsored limited development project that created:

1. Three lots dedicated for affordable single family homes that are the subject of this competition.
2. Nine market rate housing lots, five of which the city owns and is selling.
3. The permanently protected 121 acre Burts Bog Greenway conservation area.
4. An eventual multiuse trail that will extend from the site to downtown Northampton.

Building on the successful *small lots / BIG IDEAS* competition in 2013, *Just Big Enough--Green Housing for ALL* seeks to showcase designs for three affordable, sustainable housing units in Northampton, MA. The previous competition attracted 15 entries, over 200 people to the show at the APE Gallery, and substantial print and social media coverage reaching over 10,000 people.

Required Design Program for three net energy plus affordable small single family homes

Units	Bedrooms	Min. Size	Max. Size	Bathrooms	Zero Lot Line	Heat	Extras
One	One	500 sq. ft.	800 sq. ft.	One full	Yes	Does not require fossil fuel. Electricity allowed because it can be renewable.	No basement and no garage
One	Two	650 sq. ft.	900 sq. ft.	One full	Yes		
One	Three	800 sq. ft.	1,000 sq. ft.	One & ½	No		

- Building Zero Net Energy with the addition of on or offsite photovoltaic arrays and clearly indicate how Zero Net Energy will be achieved
- Energy Star and Energy Stretch Code, building code, and health code requirements
- Front and bathroom doors and thresholds must be wheelchair accessible
- Building energy performance, with a minimum of, R30 walls, R60 attic, and R-20 foundation walls/under slab. Teams must prove and defend their choices in terms of performance and cost estimates. Clearly indicate how costs would be kept well below industry standards.
- For site details, see Site plans www.NorthamptonMA.gov/Plan, click on the **Just Big Enough** tab.

